

Buildable Lands Inventory

Residentially Zoned Land

Figure 1

Legend

- Vacant Parcels
- Infill Parcels
- Redevelopable Parcels
- Beaverton City Limits
- Streams with 50 ft. buffer

City of
Beaverton

Scale 1" = 3500'

0.5 0 0.5 1 Miles



Buildable Lands Criteria

Buildable land identified by this map is comprised of parcels that are either vacant, infill or redevelopable as specified by the criteria below.

Vacant - All residentially zoned parcels with \$25,000 or less in improvements.

Infill - Single-Family zoned parcels which exceed the minimum lot size required by zone by 2.5 times.

Redevelopable - Multi-Family zoned parcels which have a land value greater than or equal to 1.5 times the value of any structural improvements found on the property.

Sources:

City of Beaverton Community Development Department - Current as of September 2000
Washington County GIS - Current as of August 2000
Metro's Regional Land Information System (RLIS) - Current as of August 2000

Notes:

It should be noted that this map identifies residentially zoned properties within the City of Beaverton which are considered vacant, infill or redevelopable as specified above. Exceptions were considered however and properties were excluded where topographic or environmental constraints would prohibit development of the property. In such cases, properties were withdrawn on a case-by-case basis. Lands supporting churches, group care facilities, public utilities, public parks, schools, light rail stations, and various other facilities were also excluded where the chance for redevelopment was minimal.

It should be further noted that the redevelopment potential of some of these properties may be questionable. While many properties with obvious access and site configuration constraints were excluded, others that exhibited less obvious qualities were retained under an acknowledgement that they may be more difficult to develop. In some cases, properties that met the criteria for redevelopable may nevertheless, have little likelihood of redevelopment because the value of the products sold from the site are high enough to offset disproportionate land costs, such as gas stations and auto dealerships located in mixed-use zones.

Finally, the information displayed on this map reflects year 2000 data and does not consider some of the assumptions made in the 1996 Buildable Lands Analysis. Conclusions drawn from this source may therefore differ from conclusions made in the original analysis.

The information on this map represents the best available data at the time of publication. While every effort has been made to insure its accuracy, the City of Beaverton assumes no responsibility or liability for any errors or omissions.

Zoning Designation	Total Buildable Parcels	Total Buildable Acreage
R1	245	
R10	13	
R2	551	
R3.5	93	
R4	2	
R5	828	
R7	715	
RA	5	
RC-E	29	
RC-OT	64	
RC-TO	62	
SC-HDR	48	
SC-MU	18	
TC-HDR	3	
TC-MDR	138	
TC-MU	5	
TC-SR	2	
TOTAL	2841	1572.23